

**A REGULAR MEETING OF THE TOWN OF TELLURIDE
PLANNING AND ZONING COMMISSION**

**JUNE 29, 2017 Thursday 5:30 PM
REBEKAH HALL, TELLURIDE, CO
113 WEST COLUMBIA AVENUE**

- I. CALL TO ORDER (5:30 pm)**
- II. APPROVAL OF MINUTES (5:35 pm)**
 1. P&Z Meeting Minutes dated May 18, 2017
- III. STAFF ANNOUNCEMENTS (5:40 pm)**
- IV. PUBLIC COMMENT ON NON-AGENDA ITEMS**
- V. PUBLIC HEARING ITEMS**
 - 1. PROJECT TITLE:** Hotel Ajax (5:50 pm)
SUMMARY: Consideration of 1) An extension to a Preliminary Large Scale Subdivision approval pursuant to Land Use Code Section 6-404.H 2) An extension to a Large Scale Preliminary Planned Unit Development (PUD) approval pursuant to Land Use Code Sections 6-307.G.at 300 East Colorado Avenue.
LEGAL DESCRIPTION: Block 12, Lots 100A, 102A, 104A, 106A, 108A, 110A, 112A, 114A, 116A, 118A, Town of Telluride (TOT)
ADDRESS: 300 East Colorado Avenue
ZONE DISTRICT: Commercial (C)
OWNER: Telluride Ajax Investment Partners, LLC
APPLICANT: Randy Edwards & Tom Kennedy
STAFF: Ann Morgenthaler, Senior Planner
 - 2. PROJECT TITLE:** Tomboy Lodge Planned Unit Development (PUD) Amendment Preliminary Approval Extension – *continued from the Special June 22nd P & Z meeting.*
(6:20 pm)
PROJECT SUMMARY: Consideration of a request to extend a preliminary Planned Unit Development Amendment approval an addition twelve (12) month period.
LEGAL DESCRIPTION: The Tomboy Lodge, A Planned Community legal description on file with the Planning Department
ADDRESS: 619 West Columbia, Buildings A-E and 221 North Davis Buildings F
ZONE DISTRICT: Accommodations II
OWNER: Tomboy Lodge Homeowners Association
APPLICANT: Tomboy Lodge Homeowners Association, represented by Jesse DiFiore & Tim Cannon
STAFF: Ann Morgenthaler, Senior Planner
 - 3. PROJECT TITLE:** SMPA Lot Subdivision, Use Permitted on Review, and Independent Housing Mitigation Calculation (*continued from the May 18, 2017 Regular P&Z meeting*)
(6:50 pm)
SUMMARY: 1) Consideration of a Small Scale Subdivision application to combine two lots into one 11,750 square foot lot, pursuant to LUC Section 6-403.A, **2)** Consideration of a Use Permitted on Review application to allow a School use in the Commercial Zone District pursuant to LUC Section 3-212.B and Article 6 Division 1, and **3)**

Consideration of an Independent Housing Mitigation Calculation pursuant to LUC Section 3-720.C.2 for the proposed Ah Haa School of the Arts use.

LEGAL DESCRIPTION: Lots 2 and 4, Block 6, Town of Telluride

ADDRESS: 160 South Fir Street

ZONE DISTRICT: Commercial Zone District

OWNER: Town of Telluride

APPLICANT: Town of Telluride, represented by FCI, Davis Partners, and McAllister Architects

STAFF MEMBER: Ann Morgenthaler, Senior Planner

VI. BOARD AND STAFF DISCUSSION (8:20 PM)

VII. P & Z ADJOURN (8:30 pm)

More complete information is on file and available at Rebekah Hall, 113 W. Columbia, (970)728-2170. If you would like to comment on the proposed development, please forward your comment letter to "Attention: Planning and Zoning Commission" by mail to P.O. Box 397, Telluride, CO 81435, by fax to (970)728-3078, by email to Ann Morgenthaler, Senior Planner, at amorgenthaler@telluride-co.gov, or by person to Rebekah Hall at the address listed above. **Written comments must be received by the Town by 10 am on the Wednesday prior to the hearing for inclusion in the packet. After the deadline, comments will be distributed at the time of hearing.**

NOTE: *In the interest of managing the agenda and time, the Chair may request public comment to be kept to 5 minutes a person*

NOTE: *Times listed are approximate only.*